



 7-19-12

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, July 18, 2012
1:30 PM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

BOARD MEMBERS:

Paul Johnston	_____A
Gene Miers (Alternate)	_____P
Ronald R. Shearer	_____A
Barbara Worthley	_____P
Jerry Tinkle, Chair	_____P
Norris Fletcher (Alternate)	_____P
Clifford (Carl) Logan, Vice Chair	_____P
Wade Chappell	_____A
James Hill (Alternate)	_____P
Shirley Bryant	_____P
Victoria E. Bargas	_____P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the June 20, 2012 Hearings

**APPROVED
4-0-4**

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



2. BAR-12-096

ROBERT JR. AND LAURA ADAIR

7204 Francisco Drive

CD6

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a storage shed that is approximately thirty five (35) feet from the front property line instead of the minimum required seventy five (75) feet, deficient by approximately forty (40) feet. **STIPULATING SCREENING WALL OR SHRUBS TO SCREEN FROM ANY STREET.**

APPROVED 8/0

- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a storage shed that encroaches approximately five (5) feet into the required five (5) foot side yard setback creating an approximate zero (0) side yard setback. **STIPULATING SCREENING WALL OR SHRUBS TO SCREEN FROM ANY STREET.**

APPROVED 8/0

- c. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of a storage shed that is approximately ten (10) feet in height instead of the allowed eight (8) feet, excessive by approximately two (2) feet in height. **STIPULATING SCREENING WALL OR SHRUBS TO SCREEN FROM ANY STREET.**

APPROVED 8/0

3. BAR-12-105

LUIS RIOS

1204 Elaine Place

CD2

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 8/0

4. BAR-12-106

FRANCISCO JAVIER OLMOS, by Elvia Marina Olmos

4014 Ramey Avenue

CD5

- a. Request a **VARIANCE** in an "A-10" One Family District to permit the continued use of a storage shed, a secondary without a primary use.

APPROVED 8/0

5. BAR-12-107

TIMOTHY AND MELISS ALEXANDER

13829 Canyon Ranch Road

CD2

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 8/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately sixty-six and a half (66½) feet instead of the minimum required seventy-five (75) feet front property line, deficient by approximately eight and a half (8½) feet.

APPROVED 8/0



6. **BAR-12-108**

EZEQUIEL PLATA
4069 Timber Fall Court

CD7

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid wood fence in the projected front yard.

CASE NOT HEARD DUE TO NOTICING ERROR

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

CASE NOT HEARD DUE TO NOTICING ERROR

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately eight feet nine inches (8'9") instead of the maximum allowed eight (8) feet in height, excessive by approximately nine inches (9').

CASE NOT HEARD DUE TO NOTICING ERROR

7. **BAR-12-109**

CHERIE LAUREEN NEWMAN, by Sean Mullins
1820 Tremont Avenue

CD7

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a carport encroaching approximately two (2) feet into five (5) foot side yard setback, creating an approximate three (3) foot side yard.

APPROVED 8/0

8. **BAR-12-110**

JAMMY INC., by Ralph Bradley
6050 Ridgeway Street

CD3

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the enclosure of a garage eliminating the one (1) parking space behind the front building line.

APPROVED 8/0

9. **BAR-12-111**

THE CITY OF FORT WORTH HOUSING & ECONOMIC DEVP.
By Kimley-Horn & Associates, Inc. (Anna Carrillo)
3601 and 3617 Hardy Street

CD2

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of two (2) new residences encroaching approximately fifteen (15) feet into the required twenty five (25) foot projected front yard, creating an approximate ten (10) foot projected front yard.

APPROVED 7/1



Board of Adjustment-Residential
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5

10. BAR-12-112

CARLOS SENTENO, by Glenda Gutierrez
4721 Dilworth Court

CD3

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot solid wood fence in the front yard.

APPROVED 8/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

APPROVED 8/0

III. ADJOURNMENT: 3:04 P.M.